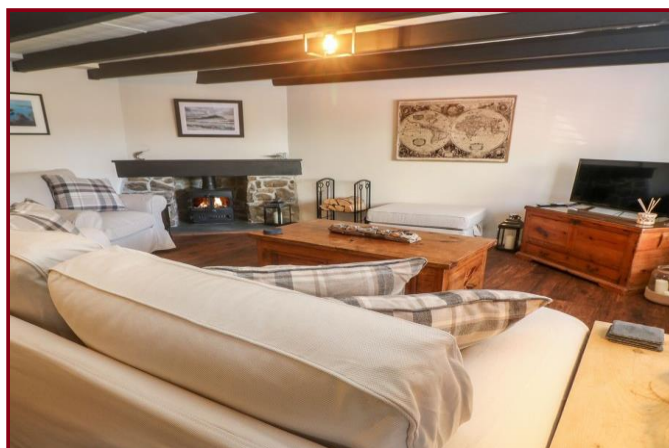




MAP estate agents
Putting your home on the map

**North Street,
Marazion
£375,000
Freehold**





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Property Introduction

A charming double fronted Grade II listed cottage located in the heart of Marazion just one hundred yards away from the beach. Believed to date back to the 1740's this lovely home retains lots of charm and character features.

Internally there is a lounge which benefits from a fireplace with a log burner, beamed ceiling and wooden flooring and the kitchen/dining room has a range of units along with appliances. On the first floor there are two generous double bedrooms and a bathroom.

To the rear is a courtyard garden, perfect for alfresco dining.

Offered for sale with no forward chain, we strongly recommend viewing at the earliest opportunity.

Location

The cottage is ideally situated behind the main street and only yards from the town square, shops and beach. Marazion is an ancient market town situated on the shores of Mount's Bay, it is a highly sought after and regarded area and lies within the Cornwall Area of Outstanding Natural Beauty. St Michael's Mount and castle lies approximately half a mile off shore with a causeway linking it to the town at low tide.

Marazion is a wonderful place to live with an active friendly community, there are beautiful sandy beaches and lovely coastal walks to enjoy nearby. The town lies on a bus route to the larger market town of Penzance which is three miles away and has a mainline train and bus station.

ACCOMODATION COMPRISES

LOUNGE 15' 6" x 14' 3" (4.72m x 4.34m) maximum measurements

Wooden flooring. Granite fireplace with multi-fuel stove. Beamed ceiling. Multi-pane window with window seat below. Night storage heater.

KITCHEN/DINING ROOM 13' 9" x 10' 10" (4.19m x 3.30m) plus door recess

Range of base units with worktop over with inset sink. Cooker, washing machine, dishwasher and fridge/freezer. Multi-pane

window with window seat below. Beamed ceiling. Under stairs storage cupboard. Stairs rising to the first floor. Door to the courtyard garden.

FIRST FLOOR LANDING

Access to loft. Built-in airing cupboard.

BEDROOM ONE 14' 1" x 11' 3" (4.29m x 3.43m) maximum measurements

Window to the front with window seat below. Night storage heater.

BEDROOM TWO 11' 7" x 9' 1" (3.53m x 2.77m) maximum measurements

Window to the front. Built-in double wardrobe with folding doors.

BATHROOM

White suite comprising bath with tiled surround, WC, tiled shower enclosure with mains fed shower and vanity hand wash basin with cupboard below. Fitted mirror and light. Heated towel rail. Tiled floor with under floor heating. Window to rear.

REAR COURTYARD GARDEN

The rear walled courtyard garden is laid to patio and is ideal for dining outside. Here one will find useful stone built shed

SERVICES

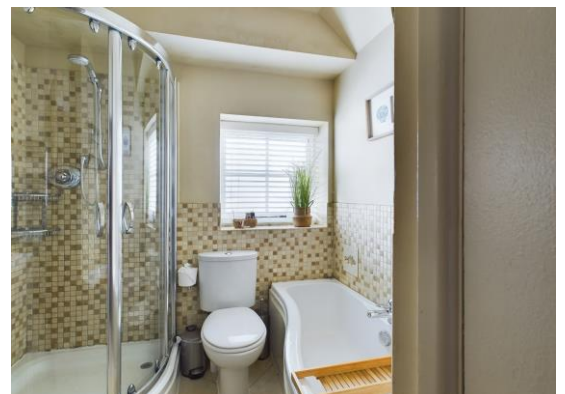
Mains water, mains drainage, mains electricity.

AGENT'S NOTE

The majority of the furniture is available by separate negotiation. There is a path to the side of the property that is shared with a neighbor. As the property has previously been run as a holiday let there is no current Council Tax band available.

DIRECTIONS

From Penzance, head to Marazion, as you enter the village take the first left after the fish and chip shop into North street and the property is 50 yards along on the left hand side. If using What3words:- flashback.elastic.archives

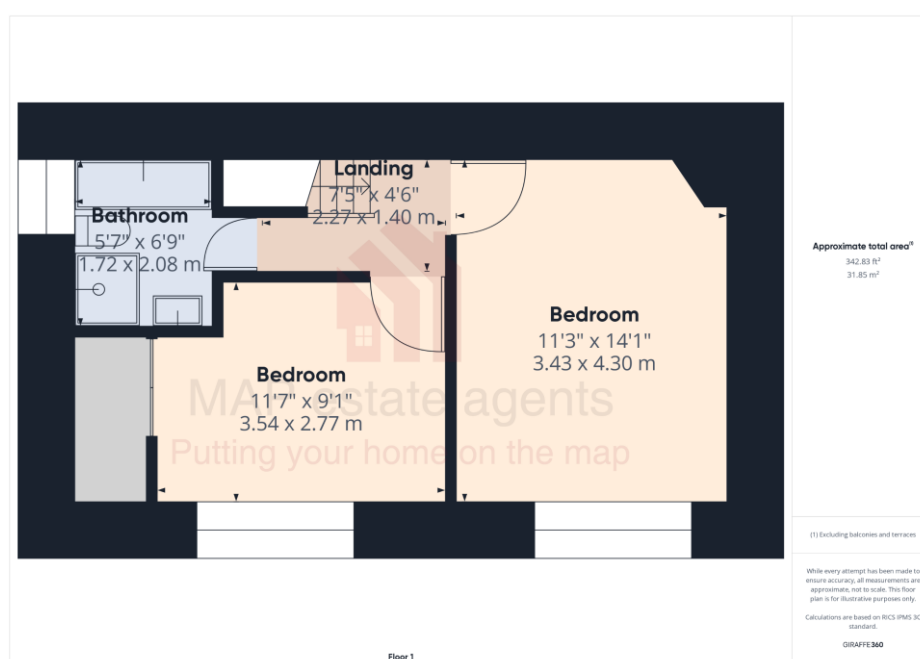
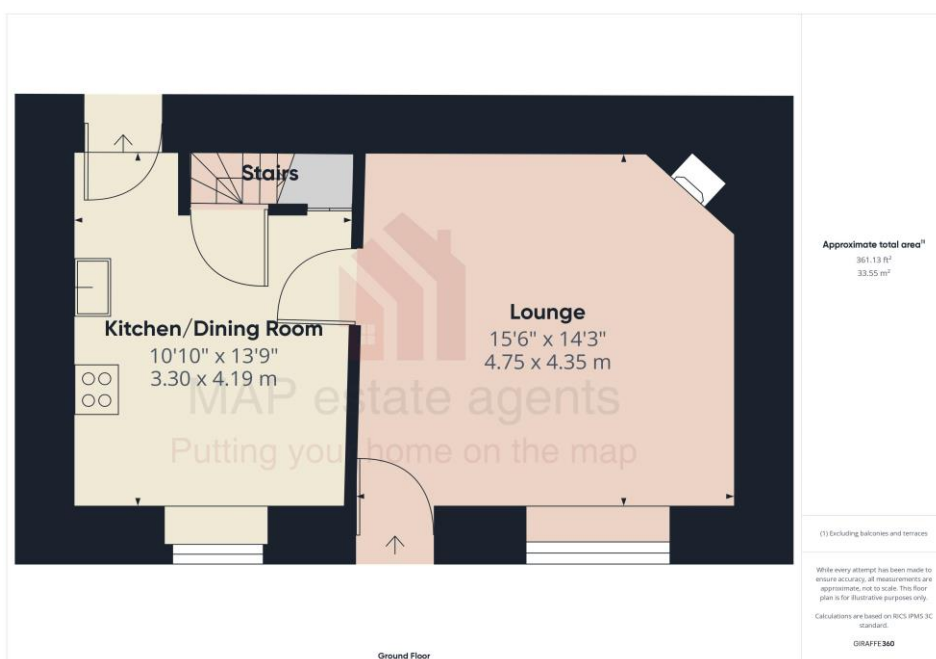


Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B		
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		



MAP's top reasons to view this home

- Double fronted cottage
- Grade II listed
- Close to beach
- First floor bathroom
- Courtyard garden
- Marazion centre
- No chain sale
- Immaculately presented
- Living room with log burner
- Two double bedrooms



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sales@mapestateagents.com

Gateway Business Park, Barncoose
Cornwall TR15 3RQ

www.mapestateagents.com

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